



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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DAVID E. JANSSEN  
Chief Administrative Officer

April 12, 2007

To: Supervisor Zev Yaroslavsky, Chair  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: David E. Janssen  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

**EASTERN HILL IMPACT STUDY: RESPONSE TO FEBRUARY 27, 2007 MOTION**

On February 27, 2007, your Board directed my office to develop plans that address certain geotechnical issues on the County's Eastern Avenue hill complex (Eastern Hill) as well as the management of County capital project activities on Eastern Hill. More specifically, your Board requested:

- an update on the methane monitoring plan for Eastern Hill, including protocols, the assignment of responsibilities, and timelines for the plan's implementation;
- a plan for the management of all capital projects located at Eastern Hill, including, but not limited to, the Fire Headquarters and Sybil Brand Institute projects; and
- a plan, prepared in collaboration with the Department of Public Works, to stabilize and landscape the south side of Eastern Hill.

In response to your Board's direction, we have prepared the requested plans. Our review of the County's current and planned activities on Eastern Hill has also led us, however, to the conclusion that the existing operations of the Internal Services Department, Fire Headquarters, and Sheriff's Biscailuz Center, when combined with the reopening of the Sybil Brand Institute, will result in cumulative impacts to the adjacent community. While such impacts may not rise to a level that cannot be mitigated pursuant to the California Environmental Quality Act (CEQA), we believe it is incumbent upon the County to acknowledge and address the impact of the County's activities on

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the adjacent, unincorporated community. Accordingly, we are also reporting in this memorandum on the development of a new capital project we will be recommending to your Board in the near future, to address the cumulative impacts of County activities on Eastern Hill and the adjacent community.

### **Methane Monitoring Plan**

In response to your Board's order, we have examined the methane monitoring plan that was previously developed for the former Cogen Landfill and have expanded the scope of this monitoring plan to include an investigation of settlement, drainage, and stability issues related to the former Cogen and Blanchard Landfill sites.

The former Cogen Landfill is located to the immediate south of the Sybil Brand Institute and to the east of the Sheriff's Biscailuz Center. A methane monitoring plan was previously developed following the combustion of methane on the site in 2003. Implementation of the plan was deferred, however, pending the completion of the relocation of the Sheriff's Special Enforcement Bureau (SEB) to Biscailuz Center. The Sheriff's improvements to the Biscailuz Center have now been completed to a point which will allow us to proceed with implementation of the methane monitoring plan. We anticipate obtaining access to the Cogen site from the current owner, Crown Enterprises, Inc. in the next two weeks, which will allow us to initiate monitoring activities.

The expanded study will also consider regulatory constraints and potential impacts from the existing Internal Services Department's activities, the SEB improvements, Fire Headquarters project, and the refurbishment and reopening of the Sybil Brand Institute on the stability and drainage of these two former landfills. The study will also explore the ability of the former landfill sites to support further passive and capital development scenarios. The findings and recommendations of the expanded study will be provided in the form of an Opportunities and Constraints Report/Site Management Plan that will be presented to your Board for consideration upon its completion.

We have engaged Bonterra Consulting and Kleinfelder, Inc. to implement the current methane monitoring plan on the Cogen Landfill and to perform the expanded study on the Cogen and Blanchard sites. It is anticipated that the study itself will require 14 weeks to complete with an additional two weeks to finalize the Opportunities and Constraints Report/Site Management Plan. These final reports will be transmitted to your Board at that time.

### **Project Management on Eastern Hill**

We are recommending that the Department of Public Works manage all County-directed projects on Eastern Hill. This recommendation is consistent with our conclusions and

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recommendations regarding the management of the Sheriff's Special Enforcement Bureau improvements at Biscailuz Center and reflects the project management approach that has already been implemented for refurbishment of the Sybil Brand Institute.

With respect to the Fire Headquarters Complex Project, we plan to engage Public Works as the County's owner representative. Under the project delivery model approved by your Board for the Fire Headquarters project, a developer will be selected to deliver the project through a design-build approach. The developer will bear sole responsibility for design and construction risk and will be directly managing the project's delivery. The owner representative will provide project oversight on behalf of the County to ensure the completed project meets the County's requirements. The designation of Public Works as the County's owner representative will be presented to your Board for approval along with recommendations regarding the selection of a developer.

### **Slope Stabilization and Landscaping**

Public Works has prepared a plan to stabilize approximately 20 acres along the southwestern, south, and eastern slopes of Eastern Hill. The stabilization plan entails the reconstruction and recompaction of certain areas of the hillside that have experienced slides and the realignment of existing and installation of new drainage lines. It is anticipated that stabilization will take 15 months to design and complete and is estimated to cost \$3.2 million.

We are also working with Public Works and the Arts Commission to develop a landscaping and beautification plan for the Eastern Hill slopes that will integrate drought tolerant landscaping with civic art elements while maintaining the stability and integrity of the slopes. We will require approximately four months to select and retain a landscape architect/engineer and artist, and develop a conceptual design. A plan to obtain input from the local community and other stakeholders will also be developed as well as a cost estimate for consideration by your Board upon completion of the conceptual design. Development of the landscaping and beautification plan will proceed concurrently with the slope stabilization activities.

Recommendations to commence the slope stabilization activities, consultant agreements for the landscaping and beautification plan, and a funding plan for both activities will be presented to your Board for consideration in May, 2007.

### **Project to Address Cumulative Impacts of County Activities on Eastern Hill**

In acknowledgement of impacts that are attributable in whole, or in part, to the County's current and future activities on Eastern Hill, we are developing a project to address

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and/or ameliorate concerns the adjacent community may have with regard to traffic, air quality, aesthetics, pedestrian safety, and other quality of life issues. Such impacts may or may not be directly attributable to the County's activities and may not rise to a level that cannot be mitigated relative to CEQA standards. The existence of such issues and concerns, however, does present a cumulative impact in an unincorporated area that we believe, the County should address.

The proposed project will be developed in concept, concurrently with the preparation of the environmental impact report for the Sybil Brand Institute refurbishment project and the development of the Opportunities and Constraints/Site Management Plan, the expanded Methane Monitoring Plan for the Cogen and Blanchard landfill sites, and the Slope Landscaping and Beautification Plan. The concurrent schedule will allow us to integrate the results of the technical studies performed for the environmental reviews of the Fire Headquarters Complex and Sybil Brand Institute projects, as well as potential future uses identified in the Opportunities and Constraints Report, and develop a comprehensive understanding of the cumulative environmental impacts from the County projects, nearby non-County projects, and natural expansion of the local community's population.

The project scope will be developed to address such cumulative impacts and will, at a minimum, seek to reduce concerns related to traffic circulation, pedestrian safety, air quality, and aesthetics. Development of such a scope will require extensive input from the local community. Further, the project's scope will also reflect the spirit and intent of the County's Energy and Environmental Policy and Civic Art Policy through the incorporation of sustainable, "green" elements and artistic features.

We have initiated preliminary programming efforts with Public Works and the Arts Commission and will provide recommendations on specific project development activities and timeframes, a plan for community input and review, and funding options, to your Board as part of budget deliberations in June, 2007.

I am available to discuss this with you at your convenience, or your staff may contact Jan Takata at (213) 974-1360.

DEJ:JSE  
DJT:zu

c: Executive Officer, Board of Supervisors  
County Counsel  
Consolidated Fire Protection District  
Department of Public Works  
Internal Services Department  
Sheriff

EasternHillResponse